

CIRCUM VITAE

TEMMY WALKER

JANUARY 2011

TEMMY WALKER

RESUME

Temmy Walker, Inc.
5026 Veloz Ave.
Tarzana, CA 91356

818-760-3355

LICENSES, AFFILIATIONS AND DESIGNATIONS

California Salespersons License 1974
California Broker License 1976

Member, Beverly Hills Association of Realtors 1974-1994
Member, Burbank Board of Realtors 1986-1993
Member, Conejo Valley Association of Realtors 1978-1996
Member, Los Angeles Board of Realtors 1974-1975
Member, Palmdale Board of Realtors 1987-1989
Member, San Fernando Valley Association of Realtors 1975-present (SRAR)
Member, Santa Clarita Valley Board of Realtors 1988-1993
Member, California Association of Realtors 1974-present
Member, National Association of Realtors 1974-present
Participant MLS, Crescent, Canada, Flintridge Boards of Realtors 1987-1993
Participant MLS, Simi Valley Board of Realtors 1990-1993

Member, Forensic Expert Witness Association of LA 2001-present: President 2004: State Director 2004

GRI, Graduate of the Real Estate Institute 1987
CRB, Certified Residential Broker 1986; V-Pres. 1992, President 1993 and 1994 California Chapter
CRS, Certified Residential Specialist 1996
CREEA, Member California Real Estate Educators Association 1994
CREE, Charter member California Real Estate Experts 1994-present
NAR, Alternative Dispute Resolution Mediation Certificate 1989
WCR, Vice President Womans Council of Realtors, SFV chapter 1997
Pepperdine University School of Law, Institute for Dispute Resolution Certificate 1996
Member of the Society of Real Estate Agents 1986-1992
Member of Brainstormers 1989-1993
Member of the Realtors National Marketing Institute 1986
Mediator for Los Angeles County Superior Court 1996-2008
Facilitator for Los Angeles City Attorney 1996-2009
Author of article in California Real Estate Magazine 1992; Author of article in *Lawyers World* "How to Hire an Expert Witness, March 1996; Author of the Facilitators Training Manual for the City Attorneys Office 1997.

Has qualified as an Expert Witness in Municipal, Superior & Federal Court in Los Angeles County, Superior in Orange, Riverside, San Diego, San Luis Obispo, Santa Ana, Santa Barbara, San Bernardino and Ventura Counties..

PROFESSIONAL HISTORY

RODEO REALTY

2003 MAY TO PRESENT

In May of 2003 moved to Paramount Rodeo Realty. Current activities are the same as at Prudential California Realty and she continues to consult with attorneys under her own Broker's license and through the Temmy Walker, Inc. corporation.

PRUDENTIAL CALIFORNIA REALTY

John Aaroe Division

2001 AUGUST TO MAY 2003

In August of 2001 moved to the Prudential California Realty (not to be confused with Prudential California Realty/Jon Douglas). Current activities include active participation in brokerage operations (listing and sales of residential properties) and consulting with office management in matters of disclosure and standards of practice. She will continue to consult with attorneys under her own Broker's license and through the Temmy Walker, Inc. corporation.

COLDWELL BANKER

(PRIOR TO SEPTEMBER 1997 WAS PRUDENTIAL/JON DOUGLAS)

1993 TO AUGUST 2001

On October 22, 1993, The Prudential California Realty acquired James R. Gary & Co. Ltd. East, and has integrated the office into its East and West San Fernando Valley offices. All active agents as well as the entire listing inventory were transferred into the Prudential operation.

Mrs. Walker was retained by Coldwell Banker under a long term contract to advise on agent management and to represent CB in the area of professional standards and practices and will continue to engage in the marketing of residential real estate throughout the San Fernando Valley and the greater Los Angeles area. She will continue to consult with attorneys under her own Broker's license and through the Temmy Walker, Inc. corporation.

JAMES R. GARY & CO. LTD., EAST

PRESIDENT

1986 TO OCTOBER 1993

President and Co-Founder of James R. Gary & Co. Ltd., East a residential, commercial and investment real estate company with its office situated in Studio City, California. The office had a staff of over 60 active salespersons and together with its sister company, (owned by James Gary), in Woodland Hills, California was ranked according to the Los Angeles Business Journal, as the ninth largest real estate company in Los Angeles County. James Gary, the co-owner passed away in September of 1992.

FRED SAND REALTORS

SENIOR VICE-PRESIDENT

MARCH 1986 JULY 1986

Situated in the corporate offices in Brentwood. Responsible for creating policies for New Housing Division, as well as updating all contracts including Deposit Receipt, Listing Agreement, researching and compiling new Clause and Contingency Book. Worked extensively with staff attorneys on pending and potential litigation.

SENIOR VICE-PRESIDENT & VALLEY REGIONAL MANAGER **1982-1986**

Directed all sales activities in five offices which covered two major Southern California real estate markets, the San Fernando Valley and the Conejo Valley. Combined sales force of this operation was approximately three-hundred associates plus managers, assistant managers, and support staff.

VICE-PRESIDENT & VALLEY REGIONAL MANAGER **1978-1982**

Established four new sales offices and initiated market penetration in two major market areas. Market share results attained in the regions among the highest in the Company. Authored the Policies and Procedure Manuel of the company.

SALES MANAGER **1974-1978**

Managed the established head office in Brentwood 1974-1975. In 1975 moved to Sherman Oaks office to facilitated the growth from a small one-office operation into one of the top performing residential real estate companies in the San Fernando Valley.

SALES ASSOCIATE **JANUARY 1974-SEPTEMBER 1974**

Real estate salesperson with Harleigh-Sandler (now Coldwell Banker).

REAL ESTATE RELATED ACTIVITIES

1993 Was appointed as an Honorary Director for Life of the California Association of Realtors.

1992 to 1995 Appointed by the Commissioner of the Department of Real Estate, Clark Wallace to the Continuing Education Advisory Committee to the DRE.

1989 Member of the Executive Committee of the California Association of Realtors (CAR). CAR has a membership of approximately 120,000. There are only 12 members from the entire state appointed from the 1,200 Directors to the Executive Committee. This committee advises the President of CAR and acts as his cabinet. Liaison to the Legal Action Fund Trustees, Legal Services Plan, and Education.

1987 Regional Vice-President for District 18 to CAR.

1986 President of the San Fernando Valley Board of Realtors, an 8,000 member organization. Was Vice-President in 1985. Renamed the Southland Regional Association of Realtors (SRAR).

1981 to present Director of the California Association of Realtors.

1992 thru 1998 Director of the National Association of Realtors.

1975 TO PRESENT

In 1975 began to do expert witnessing as a substitute for Fred Sands. Had continued to do expert witnessing for Fred Sands until he was bought out by Coldwell Banker and have built up a clientele of other attorneys. Specialties are Customs and Standards of Practice, Disclosure, Ethics, Agency Relationships, and Economic Environment.

Instructor, New Member Orientation and "SURE START" sales training course for the San Fernando Valley Board of Realtors.

Approved by the California Department of Real Estate and California Association of Realtors as a continuing education Master Instructor.

Los Angeles County Superior Court mediator/arbitrator.

SPECIAL ACCOMPLISHMENTS

Chaired the California Association of Realtors committee in 1985 which developed the four page statewide Deposit Receipt form, widely acclaimed as one the most comprehensive and best formatted Real Estate Forms in use today. Am considered the author of this form, the use of which most attorneys recommend.

Acknowledged for outstanding career achievements in Who's Who in American Women, Who's Who in Executive Women, Who's Who in California, and Who's Who in the West. Named Women of the Year "Women Helping Women" by Soroptimist International, San Fernando Valley in 1989.

Motivational speaker for "Women Can Win" and other women's groups.

EDUCATION

University of Illinois, Bachelor of Arts Degree, graduated Cum Laude.

SEE NEXT PAGES FOR SERVICE RECORDS OF
SAN FERNANDO VALLEY BOARD OF REALTORS
CALIFORNIA ASSOCIATION OF REALTORS
NATIONAL ASSOCIATION OF REALTORS

LIST OF SUBJECTS FOR WHICH I AM APPROVED TO TEACH IS ALSO ATTACHED TO THIS DOCUMENT.

TEMMY WALKER
SERVICE RECORD FOR TRADE ASSOCIATIONS

SAN FERNANDO VALLEY ASSOCIATION OF REALTORS

Director; 1981-1987, Vice President 1985, President 1986

Executive Committee; 1982, 1983, 1985, Chairman 1986.

Presidents Advisory Council; 1987-2004.

Mediation Task Force; 2002-2006

Multiple Listing Service/CRIS Committee(MLS/Cris); 1977-2005; Vice Chairman 1978 & 1979; Chairman 1980, Chairman User/R&D subcommittee of Regional MLS 1999

Legal Action Fund Trustees; trustee from 1987 until fund became insolvent; Chairman 1988.

Independent Expenditures Committee; member since inception 1992-present; 1998 & 1999 Chairman.

Professional Standard Committee; 1990-present: Vice Chairman 2000, mediator & arbitrator

Strategic Planning; 1982, 1985, 1986, 1993, Chairman 1983.

By-Laws; Chairman 1995.

Sure Start Instructor; 1983-1989.

MLS Orientation Trainer; 1981-1989.

CAR Nominating Committee; 1985, 1986, Vice-Chairman 1988; Chairman 1987.

Board Nominating Committee; Vice-Chairman 1988 & 1989.

Liaison; Strategic Planning 1987; Professional Standard Committee 1985; Equal Opportunity 1984; Finance 1983; Grievance 1981, 1982; Regional MLS ad hoc 1982; Regional Investment Ad Hoc 1982.

Ad Hoc Committees; Citidata Format 1977; Election 1976; Lock Box 1983; Forms 1983, 1984; Board Endorsement 1983; CAR Evaluation 1983; Professional Standards System Review 1983; Computer Placement 1984; Video 1986; Chairman EIR Control 1981; Chairman Regionalization MLS 1981; Chairman Election Procedure 1987.

Misc. Committees Public Relations 1976; Presidents Blue Ribbon 1980; Precinct Captain, Spirit of Prop.13 1980; Legislative 1981; Marketing 1984; Legislative 1981; Fair Housing Real Estate Practices 1988; Borpac Trustee 1986.

CALIFORNIA ASSOCIATION OF REALTORS

Honorary Director for Life; appointed in 1994.

Regional Vice-President; 1989.

Director; 1981-present.

Executive Committee; 1989.

Master Faculty Instructor; 1991-2005

Graduate Faculty Instructor; 1987-1990.

Federal District Coordinator; 1983-1989.

Affordable Housing; Regional Representative 2000

Education Service Advisory Committee; 2001

Editorial Advisory Committee; 2000, 2001

Forum on Forms; 2002-2009

Professional Standard Committee; 1990-2002

Legal Action Trustee; 1992- 1997. Appointed again in 2010 for a 5 year term.

Legal Services; 1992-1997

Legal Services Forum; Vice Chairman 2002, Chairman 2003

MLS&Business Technology Committee; 2001

Standard Forum on forms: 2000-2009

Standard Forms Advisory: 2009

Standard Forms Committee; 1980-1986, 1992, 1993, 2002; Vice-Chairman 1983 & 1984; Chairman 1985; Chairman Standard Forms Marketing 1982, Commercial & Industrial forms 1993.

Education; 1983, 1990, 1991, Education Residential Sub-committee 1991; Faculty Sub-committee 1990.

NAR Directors Forum; 1993-1998.

Multiple Listing Service (MLS); 1980-1982.

Federal Housing Issues; 1986-1990.

Board Presidents Manual/Orientation; 1986.

99 Club; 1980-1985; Life member 1985-present.

Nominating; 1988; alternate 1987, 1990.

Legislative; 1988,1994.

Professional Standards; 1997;1998,1999

Misc; Taxation 1991; Convention 1988; Board Presidents 1986; Products and Services 1985; Local Governmental Relations 1985; Strategic Planning 1984; Condominium/Shared Ownership 1984.

Liaison; NAR Professional Standards 1994-present; Legal Action Fund 1989; Education 1989; Legal Services Advisory 1989, Board Legal Affairs 1985, 1986.

Creew; California Real Estate Expert Witness; have been a member since its inception about 1997 until present. It is the committee of many of the members who do expert witness work in CA

NATIONAL ASSOCIATION OF REALTORS

Director; 1992 thru 1998.

Risk Reduction Forum; 1993, 1994

Land Use and Environmental Issues; 1996

Financing Conventional & Other; 1997

Other Committees; Land Use and Planning 1994-present; Local Governmental Relations 1994-present; Real Estate Finance 1989; Large Board Sub-Forum 1986; Political Affairs 1986; Political Affairs/Political Strategy 1986; Planning Association Resources 1985. NAR Forum 1993.

**DRE APPROVED LIST OF SUBJECTS TAUGHT BY
TEMMY WALKER
(currently Emeritus)**

"Agency" Relationships
Duties and Disclosure (GRI)
(mandated)

Listing, Pricing and Marketing
Properties (GRI)

Arbitration of Real Estate
Disputes

LOSS (Listed, Offered, Sold and
Sued, Broker Liability)

Effective Real Estate Advertising

Mediation

Essentials of CAR Residential
Purchase Agreement (GRI)

Negotiating: How to Reach an
Agreement Between Buyer and Seller

Ethics, Professional Conduct
and Legal Aspects (GRI)
(mandated)

Personal Strategies for Success
in Real Estate (GRI)

Environmental Concerns,
Construction Overview and
Land Use

Probate Sales

Professional Standards Arena

Fair Housing (GRI) (mandated)

Residential Real Estate Financing (GRI)

Protect Your Bottom Line:
Your Duty to Disclose

Transfer Disclosure Statement

Governmental Effects on
Real Estate

Trust Fund Management (GRI)
(mandated)

REPRESENTATIVE LIST OF ATTORNEY

COUNSELED BY TEMMY WALKER

Roy Ogden
Ogden & Fricks LLP
656 Santa Rosa St. 2nd Floor
San Luis Obispo, CA 93401
805-544-5600
(plaintiff) 2009

Jeffrey Sia
Ayabe, Chong, Nishimoto & Nakamra
Pauahi Tower #2500
1003 Bishop Street
Honolulu, Hawaii 96813
808-526-3491
(defense) 2009

James Prosser
Goldring & Prosser
6050 Seahawk Street
Ventura CA 93003
805-642-6702
(plaintiff) 2009

Tim G. McGinty
Allen Matkins Leek Gamble, et al
515 S. Figueroa, 9th floor
Los Angeles, CA 90071
213-955-5587
(plaintiff) 2008-2009

Jerad Dougherty
Dougherty Law Firm
2660 Townsgate Rd. #400
Westlake Village, CA 91359
805-4949038
(plaintiff) 2007-2009

Feinberg and Waller
Marshal Waller
23501 Park Sorrento # 103
Calabasas, CA 91302
818-224-7900
(plaintiff) 2006-2008

Gary Steinberg
Attorney at Law
1601 Dove Street #120
Newport Beach, CA 92660
7145-556-5352
(defendant) 2007-08

Lewis Brisbois Bisgard & Smith
Danial Bath
221 N. Figueroa Street #1200
213-250-1800
(defendant) 2007-2008

Young & Wooldridge
Max Gardner
1800 30th St. 4th Floor
Bakersfield, CA 93301
(plaintiff) 2007

Ecoff, Law & Salomons
Lawrence Ecoff
280 S. Beverly Dr. #504
Beverly Hills, CA 90210
310-887-1850
(plaintiff) 2006

Lloyd Mann
Mann & Zarpas LLP
15233 Ventura Blvd. #714
Sherman Oaks, CA 91403
818-789-0510
(plaintiff) 2006-2007

Enterprise Counsel
Lou Wilson
Five Park Plaza #450
Irvine, CA 92614
949-833-8550
2 cases (plaintiffs) 2006

Spierer, Woodward, Corbalis & Goldberg
Peter Rustin
707 Torrence Blve. @200
Redondo Beach, CA 90277
310-540-3199
2 cases (defendants) 2006

Rombro & Assoc.
Roger Rombro
4305 N. Sepulveda #200
Manhattan Beach, CA 90266
310-545-1900
(defendant) 2006

Law office of
Michael Ribbons
5959 Topanga Cyn. Blve. #220

Woodland Hills, CA 91367
818-884-3200
(plaintiff) 2005

Brown, Winfield & Canzoneri
Thomas Winfield
300 S. Grand Ave. #1500
Los Angeles, CA 90071
(defendant) 2005

Dawson & Dawson
Keith Dawson
2660 East Coast Highway
Corona Del Mar, CA 92625
(defendant) 2005

Lee & Tran
Luan Tran
333 South Central Ave. 42nd floor
Los Angeles, CA 90071
(plaintiff) 2005

Law office of Marsha Munemura
Cheryl Levy
330 N. Brand Blvd. 350
Glendale, CA 91209
818-548-6306
(defendant) 2004

Law office of
John Taylor
19712 MacArthur Blvd. #210
949-477-6160
(plaintiff) 2004

Law office of
Ed Blumenthal
18071 Irvine Blvd.
Tustin, CA 92780
714-832-7200
(plaintiff) 2004

Spier, Woodward, Corbalis & Goldberg
Peter Rustin
707 Torrence Blvd. #200
Redondo Beach, CA 90277
310-540-3199
(defendant) 2004

Jon D. Cantor
A Professional Law Corp.

26901 Agoura Road #190
Calabasas, CA 91301
818-676-3366
(plaintiff) 2004

Chaumont Law Group, Inc.
Lillianne Chaumont
23901 Calabasas Road #2013
Calabasas, CA 91302
818-222-7345
(plaintiff) 2004

Shatford & Shatford
Walter T. Shatford, III
5920 Temple City Blvd.
Temple City, CA 91780
626-287-0731
(defendant) 2004

Law office of Marsha Munemura
Richard Kray
330 N. Brand Blvd. 350
Glendale, CA 91209
818-548-6306
(defendant) 2004

Law office of
Pam Cooke
6454 Van Nuys Blvd. #209
Van Nuys, CA 91401
818-756-2040
(defendant) 2004

Spierer, Woodward, Corbalis & Goldberg
Stephen Goldberg, Regan Conifrey
707 Torrence Blvd. #200
Redondo Beach, CA 90277
310-540-3199
(defendant-disclosure)
1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004